

**CITY OF WINTER GARDEN  
DEVELOPMENT REVIEW COMMITTEE  
MINUTES  
DECEMBER 12, 2007**

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, December 12, 2007 in the City Hall Commission Chamber.

**CALL TO ORDER**

**Chairman Ed Williams** called the meeting to order at 9:03 a.m. The roll was called and a quorum was declared present.

**PRESENT**

**Voting Members:** Planning Director Ed Williams, Assistant City Manager Marshall Robertson, Utilities Director Charlie Tinch, Public Works Director Designee Don Cochran, City Engineer Art Miller, and Assistant City Engineer Mike Kelley.

**Non-voting Attendees:** Economic Development Director Dolores Key, Assistant City Attorney Dan Langley, and City Attorney Kurt Ardaman.

**Others:** Executive Assistant to City Manager Andrea Vaughn, Planner Brandon Byers, and Planning Technician Lorena Blankenship.

**Absent:** City Manager Mike Bollhoefer (*tie breaker*), Stormwater Engineer Alex Nasser, and Fire Marshall Tom Anderson.

**1. APPROVAL OF MINUTES**

Approval of minutes from regular meeting held November 28, 2007.

***Motion by City Engineer Miller to approve the above minutes. Seconded by Public Works Director Designee Cochran, the motion carried unanimously 6-0.***

## **DRC BUSINESS**

### **2. Winter Garden Village Residential – Construction Plans**

Michael Mulhall, Lee Mullon, Robert Lochrane, David Davis, Brad Lutz, and Brian Metzler, applicants for the project were in attendance to discuss the Development Review Committee comments.

Comments included in the December 07, 2007 letter from **Planning and Zoning Department** were acknowledged and addressed. Planning Director Williams stated that a more detailed proposal is needed, addressing the ownership issues. The developer must provide City Staff with the condominium documents, clarifying how the sales of the units will be handled.

Comments included in the December 03, 2007 memorandum from **City Engineer Miller** were acknowledged and addressed. Discussion took place regarding comment # 2, the parking calculations on Sheet C-5 and the layouts shown on Sheet C-10 appear to double (or triple) count the parking (i.e. counting driveway parking behind garage parking) and is not reasonable. Parking shall be provided pursuant to the P.C.D. and D.A. and may result in a reduction in the number of units proposed. Discussion took place regarding comment # 3, parking for Club House, 6 spaces, including 2 handicap, is not sufficient. The developer must provide sufficient parking at the Club House for Staff and visitors, pursuant to City Code. Discussion took place in regards to comment # 5, adding a second driveway connection to Sembler Way pursuant to a condition of the overall (Sembler) site plan approval. Discussion took place in regards to comment # 8, adding separate domestic and fire supply lines to each building. Discussion took place on comment #9, regarding irrigation to be supplied by reclaimed water and connecting to reclaimed water lines (no irrigation plans were included in the site plan package). Discussion took place regarding comment # 10, the compactor location does not allow for solid waste trucks to turn around and back in. Provide detail of revised location allowing for truck access entering and exiting the compactor area. Sufficient area shall be provided so solid waste truck will not block driveway when pulling the dumpster. Developer needs to coordinate compactor requirements with Public Works, Solid Waste Division.

Comments included in the December 07, 2007 memorandum from **Assistant City Engineer Kelley (Stormwater issues)** were acknowledged and addressed. Discussion took place regarding comment # 1, a portion of this project will flood with back water from Pond A1B. Correcting this issue will result in significant changes to the plans. Plans need to be revised.

***Motion by City Engineer Miller to have the applicant revise and resubmit the Construction Plans addressing all City Staff conditions (see attached) to the Planning and Zoning Department for another full DRC review cycle. Seconded by Assistant City Engineer Kelley, the motion carried unanimously 6-0.***

**ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 9:29 a.m.

**APPROVED:**

**ATTEST:**

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**Chairman Edward Williams**

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**Planning Technician Lorena Blankenship**